



CONNORSTONE ENGINEERING, INC.

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COPY

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Grafton Planning Department
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

EXHIBIT 5

SEP -9 2019

PLANNING BOARD
GRAFTON, MA

August 29, 2019

Attention: Joseph Laydon, Town Planner

Subject: North Street Subdivision
Circle Assets, LLC

Dear Mr. Laydon,

Our office is in receipt of the Staff Review of the Major Residential Development off North Street. We understand there are a few remaining items to be submitted to consider the application complete. Please find the attached Conventional Subdivision Plans, Land Use Plan, and updated Waiver List. Specific responses to each item in the review are provided below.

1. A Land Use Plan, as required under Section 5.3.11.a showing the proposed use of the Common Land was not submitted with the application and is a required pursuant to Section 5.3.4.b)3. Of the Zoning By-laws.

Response: Copies of the "Land Use Plan" for the proposed Common Land have been attached for the Board's review.

2. Waiver Letter not fully in compliance with Section 3.2.4.3 and does not detail the following: "a justification for each requested waiver, and a thorough description of the harm to be suffered by compliance with these Regulations, and of the benefit(s) to be realized by allowing such waiver(s)."

Response: The wavier list has been updated as requested to include additional description.

3. Center line is greater than 6 feet at Station 3+00 and 19+00 on Road B and needs to be added to waiver list (Conventional)

Response: The Conventional Subdivision plans have been updated to limit the areas with over six feet of cut or fill. The only areas requiring the waiver would be those previously listed in request (road entrance and stream crossing).

4. Tangent: It appears that there is not a tangent of at least 150' between the two reverse curves at station 4+00 to 6+00 on Road B on the conventional plan. Please confirm compliance with section or request wavier.

Response: The proposed centerline radii of both curves are two times the minimum required per 4.1.3.3 (minimum = 100 feet, proposed = 200').

5. No Traffic Study has been submitted in conformance with Zoning Bylaw Section 8.2.1. While the Subdivision Rules and Regulations call for a Traffic Study in Section 3.3.4.7 at the time of the submission of a Definitive Subdivision Application, the Zoning By-law requires for all special permits and subdivisions a traffic study to be submitted pursuant to Section 8.2.1. A waiver should be requested under this section of the Zoning Bylaws if it your intent to file under at the definitive subdivision stage.

Response: The wavier list has been updated to request the Traffic Study be provided at the time of the Definitive Plan Submission.

We look forward to discussing the proposed project with the Board, and should you have any questions prior to the hearing please contact our office any time at 508-393-9727.

Sincerely,
Connorstone Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Vito Colonna', is written over a light blue horizontal line.

Vito Colonna, PE